

## Long term council community plan 2009 amendments

As part of its consultation on the Draft Annual Plan 2010-2011, Council consulted on two proposed amendments to the LTCCP 2009-2019:

- Proposal to sell the endowment property at 8 Kensington Avenue, Petone
- Proposal to waive a range of fees for new commercial and apartment developments in the CBD that meet certain criteria

Council has agreed to both proposals, and to amend the LTCCP 2009-2019 accordingly.

Read the information about 8 Kensington Avenue on page 2 of this document

Read the information about waiving fees for significant developments in the CBD on page 3 of this document

See the Annual Plan 2010-2011 for other changes to the LTCCP 2009-2019.

The following sections of the LTCCP remain current for the 2010-2011 financial year:

- Introduction – How the pieces fit together
- The foundations of our work – our strategies, policies and plans to promote social, economic, environmental and cultural wellbeing
- Our community goals – community outcomes to achieve our vision
- Achieving our community outcomes: measuring progress
- Our community
- Legislation affecting local government
- Appendices: sustainable development planning
- Policies (apart from the Rates Remission Policy and Development and Financial Contributions Policy which have been amended)
- Definitions

## **Selling 8 Kensington Avenue, Petone**

Council received a proposal from its Land Review Working Group to sell the endowment property at 8 Kensington Avenue, Petone. The property was gifted to the former Petone Borough Council by Walter Patrick Page in May 1929 for use as a rest room and Plunket rooms or similar charitable purposes. The Plunket Society owns and uses a house on part of the property. The house is now an earthquake prone building and needs to be strengthened or removed. Plunket has agreed in principle to being relocated to a Council owned house at 12 Kirks Avenue, subject to Council upgrading the house to meet Plunket's needs, suitable lease terms being agreed and demolition of the existing Plunket building by Council at Council's cost. There is also a small public hall on the property and Council has asked for further investigations into the possible use and relocation of the hall.

Council received 452 submissions on the proposal to consider disposing of the property, of which 291 were in favour, 51 were opposed and 110 didn't know. Council also received a request from the successors of the donor of the property that the proceeds of the sale be forwarded to the Plunket Society.

Following the consideration of submissions and the views of the successors, Council has agreed to the proposal to sell the property. This requires an amendment to the LTCCP 2009-2019. The only effect of the amendment is to increase expenditure in the 2010/11 year by \$150,000 in order to upgrade the house at 12 Kirks Avenue to accommodate Plunket. The LTCCP 2009-2019 already anticipates receipt of the proceeds from the sale and the use of approximately \$250,000 for the upgrading or replacement of public toilets in the area.

## **Waiving fees for significant developments in the CBD**

To help revitalise the CBD, Council consulted on a proposal to consider waiving a range of fees for new commercial and apartment developments in the CBD that meet certain criteria. These fees include rates, development contributions, reserve financial contributions, resource consents charges and building consents charges. To be eligible for a remission of Council charges a development must be either a new apartment development of at least eight attached residential dwelling units or of at least 600m<sup>2</sup> (whichever is the lesser), a new commercial development of at least 600m<sup>2</sup>, or a new development with a mix of apartment and commercial space of at least 600m<sup>2</sup> in total. The development must also be within the Hutt CBD, be subject to the Central Commercial Activity Area design guide and have applied for resource and building consent between the start and end dates of the CBD Development Remissions Policy.

Council received 31 submissions on the proposal, of which nine were in favour, five had mixed views and 17 were opposed.

Following the consideration of submissions, Council has agreed to add the following CBD Development Remissions Policy into the Council's Rates Remission Policy on page 293 of the LTCCP 2009-2019.

## **Central Business District Development Remissions Policy**

### **Objective**

To encourage economic development in the Hutt central business district (CBD) by remitting:

- rates;
- development contributions;
- reserve financial contributions;
- resource consents charges; and
- building consents charges.<sup>1</sup>

This policy is part of a wider programme aimed at revitalising the CBD.

### **Conditions and Criteria**

To be eligible for a remission of Council charges for CBD development, a development must:

- A. Be either:
- a new apartment development of a least 8 attached residential dwelling units or of at least 600 m<sup>2</sup> (which ever is the lesser); or
  - a new commercial development of at least 600 m<sup>2</sup>; or
  - a new development with a mix of apartment and commercial space of at least 600 m<sup>2</sup> in total;

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<sup>1</sup> Includes the cost of any external expertise sought by Council when assessing a resource or building consent and the cost of any hearing but excludes the cost of the building research levy paid to BRANZ or Department of Building and Housing fees. These must still be paid by developers.

**And**

- B. Be within the Hutt CBD as defined within the District Plan as the Central Commercial Activity Area; and
- C. Be subject to the Central Commercial Activity Area design guide; and
- D. Have applied for resource and building consent between 1 July 2011 and 30 June 2015.

For the purposes of this policy:

- New apartment development means a new building or new building extension comprising attached residential dwelling units. <sup>2</sup>
- New commercial development means a new building or new building extension comprised predominantly of space for:
  - office use; and/or
  - hotel, motel, hostel or similar accommodation services; and/or
  - venue hire and conference use; and/or
  - carparking.

For the purposes of this policy a development is any project or group of projects requiring one or more building consents that, as a body of work, occurs within a similar timeframe, and that stands alone as a complete activity in and of itself.

This policy does not exclude the potential for more than one development to occur on the same site.

Remissions granted will be up to 100% of the charges levied by Hutt City Council, and for up to a maximum remission period of three years. The remission of rates will only apply to the increase in rates caused by the improved value of a property as a result of the development, and does not affect existing rates on a site.

A pro-rated approach to remissions may be taken where there is a development that is:

- mixed use and therefore includes uses other than commercial or residential; or
- an extension to an existing building.

In granting remissions under this policy, Hutt City Council may in its discretion specify certain conditions before the remission will be granted. Applicants will be required to agree in writing to these conditions and to pay any remitted charges if the conditions are violated.

**Application Process**

Applications must be made in writing using an application form determined by Hutt City Council. Applications must be made in sufficient time to be considered prior to the commencement of construction. Preferably, applications should be made at the time resource consent requests are lodged. Commencement of construction will be deemed to have occurred when the activity for which a resource and building consent has been issued, has commenced.

Applications must be supported by the information specified in the application form. In considering applications, Hutt City Council may decide to seek independent verification of any information provided with an application.

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<sup>2</sup> Includes internal car parking space provided as part of the building.

## **Payment of Rates and Charges**

Until such time as an application for a remission of Council charges has been approved under this policy **and** construction has commenced, applicants must continue to pay rates and the other charges covered by this policy as per usual. Charges will be remitted and refunded as required once approval had been granted **and** construction has commenced.

## **Delegations**

Applications for a remission of charges for CBD development will be decided by the Chief Executive, including specifying any conditions. However, the Chief Executive must report to Council each time a remission application is considered.

## **Appeal**

Applicants may appeal against:

- a decision to decline a remission or not grant a full remission; or
- conditions imposed when a remission has been approved.

Appeals will be heard by the Finance and Audit Committee.

Council has also agreed to the following consequential amendments to the Development and Financial Contributions Policy.

Amend page 259 of the LTCCP 2009-2019 to add a new section 1.4 into the summary of the Development and Financial Contributions Policy:

New wording inserted after section 1.3 of the Development and Financial Contributions Policy:

### **1.4 CBD commercial and apartment developments**

As part of a wider package aimed at helping revitalise the Hutt central business district, Council may remit reserve financial contributions or development contributions for commercial and apartment developments in the CBD that meet certain application criteria. Further information, eligibility criteria and the process for remissions under this policy are detailed in the Central Business District Development Remissions Policy.

Amend page 265 of the LTCCP 2009-2019 to add a new section 3.7 and renumber the existing section 3.7 Refunds as section 3.8:

New wording inserted after section 3.6 of the Development and Financial Contributions Policy:

### **3.7 Development contribution remissions for CBD development**

Council will also consider remissions to development contributions as part of its Council charges remissions policy for CBD development. Further information, eligibility criteria and the process for remissions under this policy are detailed in the Central Business District Development Remissions Policy.

A budget allocation of \$100,000pa is also added for the four years of the scheme commencing in 2011/12. The LTCCP 2009-2019 already anticipates growth in the rating base.